

Attachment “A”

Architectural Guidelines for  
Hidden Lake POA of McDowell County, Inc

Applications will only be accepted by the ARC (Architectural Review Committee) from members of the Hidden Lake POA, or those with a contract to purchase land.

Any applications to be considered must be received by the 15<sup>th</sup> of each month.

Approval/denial will only be issued at the monthly ARC meeting, and not during other times of the month.

Those submitting applications are welcome to attend the ARC meeting to answer questions on their project and/or provide samples of items such as: exterior siding/covering, stain colors, etc. If submitting an application for “natural or natural appearing materials” other than Logs, it is recommended that samples be provided.

If the design/project is not approved, there will be an appeal process available. Appeals shall be submitted in writing to the POA Board President. Appeals will be heard at the next scheduled meeting of the POA Board. Overturning a decision of the ARC Committee will require a majority decision of the POA Board members attending the meeting.

- Construction within Hidden Lake is restricted as follows:
  - All new construction (Homes, Garages, Outbuildings, Fences, etc.) must be approved by the Hidden Lake POA Architectural review Committee (ARC).
  - All structures built in the community shall be log or conventional construction with log siding. Other natural or natural appearing materials will be considered, on a case by case basis, by the ARC.
  - Singlewide, doublewide, and triple wide mobile homes are not allowed. Manufactured housing is not allowed.
  - Modular homes, with log or log sided construction, may be approved, on a case by case basis, by the ARC.
  - Other standards for size, set back, etc. are covered in other sections that follow.
  
- No recorded lot in Hidden Lake will be allowed to have more than two (2) single family residences constructed on it. One Detached out-outbuilding will be permitted as long as the materials used to cover the outside match the outside covering of the residence, subject to Architectural Review Committee (ARC).
  
- No "large" satellite dishes will be allowed. Only the small 18-inch round or oblong satellite dishes for tv or internet are permissible.
  
- Utility easements, road rights of way, and minimum building set-backs pertaining to any Phase of development, shall be as shown on plats thereof of record. Unless otherwise shown on plats of record to any future development or Phases of development, the utility easements, road rights of way, and minimum set back lines shall be as follows:
  - A utility easement of 30 feet is reserved along the interior Lot lines, 15 feet either side of the line. A utility easement of 15 feet on the interior side of the line is reserved on exterior lines.
  - A right of way of all roads is 45 feet unless shown otherwise on the plat. A 30-foot right of way is reserved along all Lots fronting North Carolina State Secondary Road, No. 1775, which is also known as Cowan Loop Road, for use by North Carolina Department of Transportation.
  - Unless otherwise shown on the recorded plat, building setbacks are as follows: 20 feet from all street right of way lines; 20 feet from all rear lines; 20 feet from all outside boundaries; 50 feet from all creek boundaries; and 15 feet from side lot lines that are not outside boundaries.

\*Set-back for building on the water shed lake lots are delineated on the plat map and are well marked by flagging tape on the lots themselves.

- As to building restrictions on Lots in Hidden Lake Subdivision, restrictions are as follows:
  - Custom built or modular homes constructed on the property must have the exterior completed within Six (6) months of the start of construction. No home shall be erected on any Lot having less than 1,200 square feet of heated floor space. The floor space required above shall not include basements, porches, verandas, breezeways, or garages. No asbestos siding shall be used and no concrete blocks shall be used unless the exterior walls are faced with brick or covered with some other material approved by the Architectural Review Committee (ARC).
  
- The Owners of Lots which border on the water of the pool elevation as shown on the plat of record in Plat Book 8 at Page 50 of the McDowell County Registry, (referred to herein as Lake Front Lots) may build or construct a dock extending into said lake no farther than 16 feet from the edge of the water, However, any residence or other buildings must be beyond the 1328 foot flood easement elevation;
  
- No signs except for those signs approved by the Property Owner's Association will be allowed – see our Sign Restrictions document for details.
  
- As to cutting hardwoods and the ground repair thereof Restrictions are as follows:
  - The cutting of any hardwood trees, Ten (10) inches in diameter or larger, is prohibited on any Lot except within Fifty (50) feet of house site including swimming pool area or other construction (such as driveway or septic tank systems) directly relating to the house. Other hardwood trees more than Fifty (50) feet from the house site may be topped (no more than 1/3 of the height of the tree) without having to obtain permission from the Developer or the Property Owner's Association. The cutting of any other hardwood trees more than Fifty (50) feet from the house site maybe done by securing written permission from the Developer up until the Property Owner's Association has been established at which time permission must be obtained from the Architectural Review Committee (ARC).. Clean up and reseeding, replanting or landscaping will be required as stated in paragraph 23 above.
  - Necessary precautions must be taken when any ground is disturbed so as to prevent erosion and sediment from reaching any stream, creek, lake, roadway, walking easement, common area or other Lot.
  - Any damage done to any Association roads, ditch lines, grassed or Common Areas by Lot Owners, their guest, or general contractors, must be promptly repaired by said Owners or if the repair is done by the Association, the Lot Owners will be financially responsible to reimburse the Association for said repairs.

## **Fences**

No fence or wall shall be erected without an ARC application being filed and approved.

### **Allowed Fencing:**

- Wooden Agricultural fences – Farmers use agricultural fences to keep predators away from their livestock and to keep their livestock from getting out, getting lost, or causing damage. Permitted agricultural fences include wooden fences.
- Boundary Fences – These are typically used to show exact property lines. These are permitted provided they are an approved style.
- Pet Fences – These are used to keep animals inside the yard or within the property. Pet fences can be, wood with welded wire mesh, or invisible electric fences that are activated by the collars the pets wear.
- Post and Rail Fences – These are very common. Basically, as the name indicates, they are made from digging a hole, erecting posts, and then inserting rails between the posts. This type is permitted.
- Round Pole Fences – As the name suggests, these are just made from round poles as opposed to square poles. This type is permitted.
- Split-Rail Fences – You can see a lot of these in country areas. These are decorative fences made of wood or timber and stacked in a zig-zag pattern. This type is permitted.
- Live Fences – Hedges and hedgerows are often used to create live fences. It takes a lot of pruning, trimming and maintenance to maintain a live fence, but they are inexpensive and can be a beautiful addition to any landscaping project. Hedges aren't the only type of live fence. You can also make fences out of cactus and shrubs.

**ALLOWED**



Agricultural / Farm



Post and Rail with mesh



Round rail with mesh



Live Fence



Split rail



Split rail corner fencing



Rustic split rail



Wooden post with gate



Split rail with mesh



Split rail with mesh

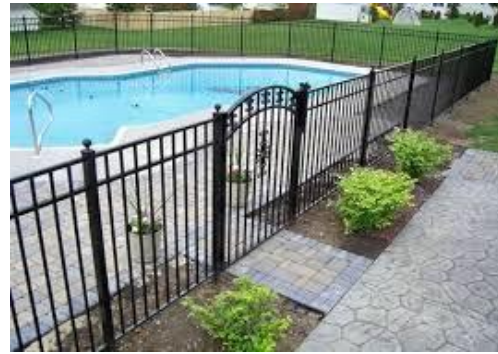
**Fencing allowed on a case-by-case basis:**

- Privacy Fences – Privacy fencing is used anywhere people want to keep others from seeing in. Privacy fence types often include perimeter fences. Privacy fences may be approved on a case-by-case basis.
- Pool Fences – These fences usually go around the outskirts of the pool area. Pool fences can be approved by the ARC on a case-by-case basis. Ornamental wrought iron or metal fences are commonly used. Brick columns can be a form of fence for pool areas as well.
- Vinyl Fences – These are beautiful. The big advantage to using vinyl fencing is that you don't have to paint it and you don't have to replace it very often. The posts and rails last for long periods of time and usually come with good warranties. This type may be approved on a case-by-case basis.

**May be ALLOWED on case-by-case basis**



Privacy



Pool



Vinyl

**Fences NOT Allowed:**

- Chain-Link Fences – chain link fencing is wire woven together. This type is not permitted
- Concrete Fences – These are fences where concrete is poured in such a manner that it hardens into the shape of a fence. This type is not permitted.
- Close Board Fences – These are very strong fences made from feather edge boards, morticed posts and rails. This type is not permitted.
- Wire Fences – Wire fencing comes in all kinds of varieties. Electric fences are wire fences. So are barbed wire fences, woven wire fences, chicken wire fences, and welded wire mesh fences. Wire fences are often used for agricultural purposes to protect livestock, to keep pets in, and to keep predators out.

Note: Welded wire fences are permitted only if accompanied by a wood fence.

**NOT ALLOWED**



Chain link



Barbed wire



Wire mesh



Electric



Concrete



## **Solar Panels**

Solar panels are allowed in Hidden Lake.

- Roof Mounted Solar Panels -

If alternative locations for roof mounted solar panels exist, with essentially equal efficiency, the location least visible from the street should be used.

- Ground Mounted Solar Panels

If alternative locations for ground mounted solar panels exist, with essentially equal efficiency, the location least visible from the street should be used. Ground mounted solar panels need to be screened from the street and the adjacent homes to the best extent possible without reducing the efficiency of the system. Fast growing trees such as the leyland cypress or arborvitae are possible ways to accomplish this requirement. If screening is not completed within 30 days after solar panels are in place, there will be a fine for non-compliance.

## **Propane Tanks**

Above ground propane tanks should be shielded by some type of bushes or lattice work, if it can be seen from the road or neighboring home.

## **Large exterior street lights**

These are the type you may see mounted on high poles within the county, usually for security reasons or on farms. These are not permitted within the development.

## **Private outdoor pools**

These are permitted only by the McDowell County Health Department, and will usually require a fence around the entire perimeter.